



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00018 Mesquite Trails Unit Eleven
Application Type: Major Preliminary
CPC Hearing Date: April 18, 2013
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: East of Sun Fire Boulevard and north of Cevalia Avenue
Acreage: 23.3
Rep District: 6
Existing Use: Undeveloped
Existing Zoning: R-3/A (Residential)
Proposed Zoning: R-3/A (Residential)
Nearest Park: Burning Mesquite Park (Adjacent, 0.4 mile from furthest unit)
Nearest School: John Drugan Elementary (0.87 mile)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Americas Loop 375 Joint Venture
Applicant: Tropicana Development
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-3/A (Residential) / Recently-developed single family housing
South: R-3/A (Residential) / Recently-developed single family housing
East: ETJ / Vacant
West: R-3/A (Residential) / Recently-developed single family housing

PLAN EL PASO DESIGNATION: G4 Walkable Suburban

APPLICATION DESCRIPTION

The applicant proposes to subdivide 23.3 acres for 142 single-family lots. Access is proposed from Sun Fire Boulevard. The block lengths exceed those recommended by smart growth principles. The residents will have access to Burning Mesquite Park via Sun Fire Boulevard and Cevalia Avenue. The submitted subdivision plat lies within the Paseos del Sol Land Study. This application is being reviewed under the subdivision code in effect prior to June 1, 2008.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Mesquite Trails Unit Eleven. Prior to approval of the final plat, construction of a second point of access to Vista del Sol as shown in the Paseos Del Sol Land Study shall be completed and Mesquite Trails Unit

Eight shall have been approved and filed. The recommendation is subject to the following conditions and requirements:

Planning Division Recommendation

Planning recommends **approval** of Mesquite Trails Unit Eleven. Prior to approval of the final plat, construction of a second point of access to Vista del Sol as shown in the Paseos Del Sol Land Study shall be completed and Mesquite Trails Unit Eight shall have been approved and filed.

City Development Department - Land Development

No Objection.

1. Verify pond capacity for developed run-off.

EPWU Storm Utility Comments:

1. Confirm that existing downstream conveyance structures have sufficient capacity to handle the developed runoff from the proposed subdivision.

2. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Parks and Recreation Department

We have reviewed **Mesquite Trails Unit Eleven**, a major preliminary plat map and offer **no objections** to this development, just have the following comments:

Please note that this subdivision is composed of **142** (R-3A) Single-family dwelling lots and does not include any parkland dedication with-in this plat, however, applicant previously dedicated and constructed an 11.10-acre Off-site Park (Burning Mesquite Park) as part of the Paseos Del Sol Land Study.

Based on the following calculations, this development meets the minimum "Parkland" requirements and applicant still has a credit balance of **2.64 acres** of "Parkland" or **264 dwelling units** that can be applied towards any subsequent subdivisions with-in the approved Paseos Del Sol Land Study.

Parkland calculations are as follows:

Parkland Credit Balance up to Mesquite Trails #8 (02/25/13) = 4.06 acres ...or 406 Dwelling Units

Mesquite Trails #11 = 142 Dwelling Units Requiring (-) 1.42 acres .. or (-) 142 Dwelling Units

Remaining Credits = **2.64 Acres** ...or **264 Dwelling Units**

Nearest Parks within zone **E-1: Mesquite Trails Off-site (Burning Mesquite) & Paseo Del Sol El Paso Water Utilities**

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing 16-inch diameter water main along Sun Fire. Also, there is an existing 12-inch diameter water main along Cevalia Avenue. No direct service connections are allowed to the 16-inch water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Sewer:

3. There is an existing 15-inch diameter sewer main along Sun Fire Boulevard. Also, there is an existing 12-inch diameter sanitary sewer main along Cevalia Avenue.

4. There is an existing 42-inch diameter sewer interceptor located approximately 5-feet east of the eastern boundary line of the subdivision. No direct service connections are allowed to this sewer main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

General

5. Annexation fees are due at the time of new service application for individual water meters within the subject property.

6. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU Stormwater Division

No comments received.

Sun Metro

No comments received.

El Paso Fire Department

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Application

ATTACHMENT 1



ATTACHMENT 2



[illegible]

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: 3/21/13

FILE NO. SUSU 13-00018

SUBDIVISION NAME: Mesquite Trails Unit Eleven

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Section No. 16, Block 79, Township 3, Texas and Pacific Railway Company surveys, El Paso, El Paso County, Texas. Containing 23.264+ acres.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>17.772</u>	<u>142</u>	Office		
Duplex			Street & Alley	<u>5.492</u>	<u>6</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	<u>148</u>	
Industrial			Total (Gross) Acreage	<u>23.264+ acres</u>	
3. What is existing zoning of the above described property? R-3A Proposed zoning? R-3A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface Flow into proposed inlet structures ultimately discharged into existing off-site ponding area
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer is "Yes", please explain the nature of the modification or exception Location map scale of 1"=1000'
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No
If yes, please submit a vested rights petition in accordance with Section 19-47: Vested Rights (See Attached).



12. Owner of record Americas Loop 375 Joint Venture, 4655 Cohen Dr. El Paso TX. 79924 (915) 821-3550
(Name & Address) (Zip) (Phone)
12. Developer Tropicana Development 4655 Cohen Dr. El Paso TX. 79924 (915) 821-3550
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean Dr. Ste. F El Paso, TX 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,901.00

OWNER SIGNATURE: *R. J. Ortiz, V.P.*

REPRESENTATIVE: *[Signature]*

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

